

\$575,000 - 16635 30 Avenue, Edmonton

MLS® #E4459647

\$575,000

4 Bedroom, 3.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to this beautifully upgraded 2-storey in GLENRIDDING featuring 3+1 beds, 4 baths, side entrance, and a fully finished basement offering thoughtful design and income potential. The main & upper floors were extended by an extra foot during construction, creating a more spacious layout with 9'™ ceilings on both the main level and basement. The kitchen is a true showpiece with black SS appliances, quartz countertops throughout, and custom tile details. Upgrades continue with vinyl plank and ceramic tile flooring, knockdown ceilings, dimmer lighting, and floor-to-ceiling bathroom tile. The fully finished basement (approx. \$36K investment) adds a 4th bedroom, full bath, and a generous rec space. Outside, enjoy \$16K in professional landscaping, including paving stone walkways, firepit, perennials, shrubs, and a fully fenced yard. The double detached garage is already drywalled, plus central A/C. Original owner's move in ready and better than new with all the extras already done.

Built in 2021

Essential Information

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Price \$575,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16635 30 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 4P9

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	6
Zoning	Zone 56

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